

BIG DEALS PENDING

Syndicates Seek Suburban Land for Subdivisions.

BROKER REVIEWS SITUATION

Likes Optimistic View of Expansion of City in All Directions—Property Sales for the Week—New Rumor About Seventh Street Transaction. Company Organized in Louisville.

Working on large schemes best describes the condition of the real estate situation at the end of the week.

While a number of firms are quietly selling houses and lots, while there are several trades on for larger or smaller slices of property within the city, the most striking feature of the market is the number and extent of the deals being engineered for subdivisions and the opening of new places of residence in the suburbs.

The subdivisions that have already been opened, such as the Connecticut avenue terrace, Saul's addition, and other tracts along the line of the extension of the Capital Traction cars, Randle Highlands and the big tract at Berwin are attracting purchasers, there are other deals in the air of even larger dimensions, which the agents say are just ready to close.

It is not possible at the present time to give the location of these large operations, but each of four that are nearly closed with the prospective buyers involves property from \$75,000 to \$300,000. All of them are suburban properties, and will open to the market in the near future large additions to the building area of prospective home buyers.

Growth of City Predicted.

In discussing the effect of the opening of these large tracts in the suburbs upon the values of city property, and upon the future of Washington, one well informed broker said it pointed unmistakably to an expansion of the city greater than any one could now realize.

He declared that he did not believe property in the city would decrease in value by the scattering of the population over the wider area. He thought the movement into the surrounding region was in response to the demand for homes. Renters in the city who have been according to this view, are seeking permanent homes away from the center of the city. Better car facilities make such residences possible, and pleasurable, to those who are trying to escape permanently. As the city center goes to the suburbs, another takes his place from the gradual increase of the population brought hither by the growing business of Washington.

Takes Optimistic View.

This broker said he could not see how any one could take anything but an optimistic view of the present outlook for Washington. He said he could see nothing, except some overwhelming misfortune, like the panic of 1893, the earthquake of San Francisco, or the Baltimore fire, which could possibly head off the splendid progress in store for the Capital of the nation.

The broker traced the general movement in real estate for the past year, showing how property for sale in the business section had gone at high figures, proving that the old property was giving place in all directions to new improvements is not depreciating, but really appreciating in value. All the property sold in the residence sections of the city proper, he said, was bringing good prices.

While all this was true of what might be called the urban property, suburban holdings were advancing at a rapid rate. Never in the history of Washington, he said, had there been in a single year so much new territory opened to the home seeker. It had been opened, he thought, not alone in answer to a speculative spirit, but actually in answer to the demand for more room to accommodate the population. At the present rate, or even at a much less average rate, this broker thought Washington would have close to 1,000,000 inhabitants by the time the census of 1910 should be taken.

Some Sales of the Week.

Among the sales of the week reported by the brokers was that of the Galt home at 1525 New Hampshire avenue, to George L. Gillespie, U. S. A., retired, for \$50,000.

Bates Warren also conveyed to Alexander Wolf, Maurice D. Rosenberg, John F. Collins, and Louis Bush two lots in "Washington Heights" for a nominal consideration, on which was a recorded incumbrance of \$400.

Two lots on Fourteenth street and two on E street northwest were sold at auction during the week, at an average price of about \$7 a square foot.

By means of a bill of sale the Merchants' Hotel, 45 Pennsylvania avenue, was conveyed to Benjamin Andrews for the sum of \$17,000.

The last of the options in the square bounded by Sixth, Seventh, and K streets and New York avenue were signed during the week, being the property at the northwest corner of Sixth and K streets, including three lots, with the improvements thereon. The price of the option was said to be \$25,000. This property was sold a few weeks ago to the present owner at about one-half that figure.

Rumor on the Deal.

Much speculation has been indulged in since a well-known real estate firm began to get these options. As previously stated in The Herald, it has been rumored that there was to be a hotel built on the property; that it was being sought to transfer Center Market to that point; that a big department store was in prospect, and that a Western brewer would, if he could get the property, erect a big brewery there.

Now another rumor is added that the agents getting the options are doing so to force up the price on an adjoining square. The one named in the story told is that bounded by New York avenue, Fifth, Sixth, and K streets. This is the square directly east of the one on which the options have been taken.

It is said this property is for sale and that the agents have sought, through the options gotten upon the more valuable square to the west, to force up the price on the property in the other square, which is not regarded so valuable, and on which there is a poorer class of improvements. Like all the other rumors in connection with this problematical deal, it cannot be verified, for the reason that those who could tell the secret will not reveal it.

The options obtained hold good until March 1, 1907, and in case the property is then taken the present owners are obligated to give possession on July 1, 1907.

panies which are offering parcels of land to Washington investors. To-morrow there will be such a sale at Daniels' Park, on the electric railway between Washington and Laurel. Extra inducements are offered, and the lots will be knocked down to the highest bidder, the company offering to transport prospective buyers to and from the park and to entertain them while there.

A similar sale of residence lots in Laurel will come off Tuesday, when the Greater Washington Realty Corporation will offer prospective purchasers in Washington special opportunities to obtain lots in that growing Maryland town.

Was Formed in Louisville.

The Greater Washington Realty Corporation is a firm organized last March in Louisville, Ky. Its members are T. C. H. Vance, president; H. S. Irwin, treasurer, and F. A. Vance, secretary. The company was formed and named several weeks before the Greater Washington boom began here. Mr. Irwin was a representative from the Fifth district of Kentucky in the Fifty-seventh Congress. While a resident here he became impressed with the advantages that Washington offered in the way of real estate operations, and determined to organize a company to carry out his plan. He induced Mr. Vance and his son to join him in the venture, and the firm is now exploiting properties in Maryland, at Berwin, and Laurel, as well as carrying on other real estate transactions.

While building operations are not as active as was the case three months ago, there is much activity. The buildings begun are being carried on in this fine autumn weather, and while improvement work in many cases is rapidly nearing completion, much of the work, especially on large buildings, will continue as long as weather conditions permit during the winter.

A permit was issued yesterday to T. H. Pickford for five two-story brick dwellings at 121 to 125 E street southeast, at an estimated cost of \$12,000. Mr. Pickford also took out a permit for a two-story brick house at 110 Heckman street southeast, to cost \$2,300. W. J. Simmons was the architect of all these houses.

T. B. Perry will build a two-story brick dwelling at 1200 East Capitol street, at an estimated cost of \$4,800. Spelden & Spelden were the architects.

E. B. Sherman expects to erect a two-story brick house at 2306 Ross place, at an estimated cost of \$4,000.

Terrell & Little, real estate agents, with offices in the Colorado Building, will move about November 1, to 713 Fourteenth street, to obtain the advantages of having an office on the ground floor.

WOULD RESTRICT DRIVEWAYS.

Commissioner Biddle Wants But One Approach to Residences.

The fashionable and pretentious residences of the city which are approached by a driveway will in the future be allowed no other entrance to the front of the dwelling, if the recommendation made by Engineer Commissioner Biddle is adopted.

This rule has generally been observed in the past, though there have been some exceptions made, which Col. Biddle regards as questionable. In reference to the matter Col. Biddle said:

"The use of driveways over public space is, as far as I know, a condition peculiarly restricted to the city of Washington. The conditions here are due to the wide streets and parking and to the desire on the part of the Commissioners to make the city as pleasant a place of residence as possible.

"I would suggest that as a permanent rule to be adopted in the future that when a driveway to property is permitted across public space no other entrance to the front door of the property shall be allowed."

FATHER GETS ANOTHER TRIAL.

Convicted of Failing to Support His Child and Fined.

A writ of error was granted yesterday by Chief Justice Shepard, of the District Court of Appeals, to the Juvenile Court on the application of John A. Moss, Jr., convicted in the Juvenile Court November 16 for failing to support a minor child and sentenced to pay a fine of \$100. In default of payment to be committed to the workhouse for three months.

Judge De Lacy, of the Juvenile Court, is directed to submit all papers and records in the case to the appellate court for review. Moss attempted to have the District Supreme Court take the case away from Judge De Lacy's jurisdiction before trial by certiorari proceedings, Justice Shepard, however, after a hearing, quashed the proceedings, and remanded the case to Judge De Lacy's court, which, the justice said, was the proper place for the trial.

LIBRARIAN ON HEALTH TRIP.

Bernard R. Green Will Leave Soon for California.

Bernard R. Green, superintendent of the Library of Congress, and the architect for several well-known buildings in this city, will leave Washington in about two weeks for California, where he hopes to recuperate his health. More than a month ago Mr. Green was forced to give up his work at the library because of his illness. His family will remain in Washington.

Want Road to Build Retaining Wall.

In response to a request from Commissioner Macfarland, Secretary Frank H. Gilmore, of the Southwest Citizens' Association, yesterday submitted a report concerning the conditions of the southwest section. Mr. Gilmore in his report renews the request that the Pennsylvania railroad be compelled to build the retaining wall on Sixth street on the building line, it being alleged the wall now encroaches ten feet over the line.

BALTIMORE AND OHIO RAILROAD
EFFECTIVE NOVEMBER 25
THE MIDNIGHT TRAIN FROM NEW YORK WILL LEAVE 1:30 A. M.
From Foot Liberty St. with the **BALTIMORE AND WASHINGTON SLEEPING CARS**
Making it now possible for Washingtonians to attend theater or entertainment and have their car ride evening in New York unbroken, with ample time to reach the train certainly at a house feature, connected to the sale of lots in Maryland by companies which are offering parcels of land to Washington investors.

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DAILY COURT RECORD.
DISTRICT COURTS.
Court of Appeals.
Present: The Chief Justice, Mr. Justice McComas, and Mr. Justice Robb.
Patent appeals No. 385 to 390. Wickens et al. vs. Ughan et al.; argument continued by J. L. Griffin for appellants, and by W. F. Rogers for appellees.
No. 162. Parsons vs. Little et al.; motion for rehearing submitted by S. H. Gies, attorney for appellant in support of motion.
Equity Court No. 1.
CHIEF JUSTICE CLARKE.
Cook vs. Sample; postponement of election ordered. Complainant's solicitors, Ralston & Siddons. Thomas L. Jones, and W. Calvin Chase; defendant's solicitors, A. A. Birney and J. H. Stewart. Assignments for to-morrow:
No. 3. Parlett vs. Stanley. Attorneys, L. E. Williamson, C. E. Enig.
No. 91. Rosenbaum vs. Rosenbaum. Attorneys, Victor H. Waller, W. K. Purcell.
Equity Court No. 2.
JUSTICE GOULD.
Assignments for to-morrow:
No. 81. Bassett vs. Bassett et al. Colladay, Fulton-Davis.
No. 92. Proctor vs. Proctor et al. C. Carrington-Jennings.
No. 94. Rathbone vs. Rathbone. Perry-Frailer.
No. 91. Overholt vs. Matthews et al. Lamar-Kellogg.
No. 14. Ames vs. Atkinson-Ballard Co. Douglas & Douglas, Stone-Holston & Siddons.
Circuit Court No. 1.
JUSTICE WRIGHT.
Assignments for to-morrow:
No. 11. Richardson vs. Cannon. Attorneys, Thompson & Lackey-Edmund Burke.
No. 17. National Mechanical Bank vs. Mundheim. Attorneys, Berry & Minor and J. F. Collins-Wolf & Rosenberg.
No. 27. Hadian & Hollingsworth Company vs. District of Columbia. Attorneys, McCann & Hayden-E. H. Thomas and H. P. Blair.
No. 28. Wyckoff vs. New York Continental Jewellery Company et al. Attorneys, Douglas & Douglas-McCann & Hayden.
No. 67. Cole vs. District of Columbia. Attorneys, Gitting & Chamberlin-E. H. Thomas, Douglas & Douglas, and J. J. Darlington.
No. 145. Foster vs. International Boiler Improvement Company. Attorneys, E. Pratt and L. J. O'Connell-R. Dickey and John Ridout.
No. 147. Cumberland vs. Brennan Construction Company. Attorneys, Douglas & Douglas and W. C. Clephane-Hamilton, Colbert & Hamilton.
No. 2. Von Dahlen vs. Elwood. Attorneys, E. H. Thomas-Carlton Fox.
No. 149. Hutchinson vs. District of Columbia. Attorneys, J. D. Sullivan-E. H. Thomas.
No. 151. Balderson vs. Wolf. Attorneys, J. I. Freyer, M. J. Colbert, and H. R. Moulton-R. I. Montague.
Circuit Court No. 2.
JUSTICE ANDERSON.
Assignments for to-morrow:
No. 114. Conrad vs. Seitzer. Attorneys, J. C. Adkins-H. Prescott Galtley.
No. 16. Ambrose vs. Potomac Electric Power Company. Attorneys, C. H. Merrill-J. J. Darlington.
No. 100 and 142. Bishop vs. Masters. Attorneys, E. L. Gies-W. G. Gilchrist.
No. 32. French vs. Capital Traction Company. Attorneys, W. J. Lambert-R. Ross Perry & Son and G. Thomas Dunlop.
No. 2. Tetra vs. Baltimore and Ohio Railroad Company. Attorneys, Thompson & Lackey-Hamilton, Colbert & Hamilton.
No. 156. Warwick vs. Glennan. Attorneys, J. A. Burkart-E. L. Gies.
No. 25. Brainard vs. Albright. Attorneys, P. A. Brown, E. and Gordon & Gordon-Worthington, Heald & Fraiser.
No. 91. Russell vs. Washington Post Company. Attorneys, Williams & Beckman-Charles Brown.
No. 106 and 107. Smith & Roy vs. National Metropolitan Bank. Attorneys, Douglas & Douglas and P. D. Blackstone-J. B. Larner and McKenney & Haumer.
No. 144. Grady vs. Washington Gas-Light Company. Attorneys, Douglas & Douglas-R. Ross Perry & Son and McKenney & Haumer.
No. 1704. Gloria vs. Washington Southern Railway Company.
Criminal Court No. 1.
JUSTICE STAFFORD.
United States vs. Andrew Powell, robbery; motion for new trial filed. Attorney, J. McD. Carrington.
United States vs. William J. Wilson, false pretenses; bench warrant returned. Attorney, E. J. Bernhard and W. P. Plumley.
Assignments for to-morrow:
United States vs. Henry Grant.
United States vs. William C. Mercer.
United States vs. James B. Kane.
Criminal Court No. 2.
JUSTICE HARNARD.
Assignment for to-morrow:
In re will of Josephine R. Shelley; on trial.
Bankruptcy Court.
CHIEF JUSTICE CLARKE.
In re George P. Newton; adjudication and reference to E. S. McCalmont ordered.
Probate Court.
JUSTICE GOULD.
Estate of George K. Fitch; exemplified copy of will filed, with petition for probate.
Estate of Carrie L. Dinkels; will dated June 20, 1894, and May 22, 1895, filed, with petition for probate. Attorney, R. G. Dinkels.
Law Suits.
No. 4867. John R. Dennison vs. City and Suburban Railway Company and Merchants' Transfer and Storage Company; damages \$5,000. Plaintiff's attorneys, R. S. Matthews and P. A. Bower, Jr.
No. 4868. Harry C. Holliday vs. Potomac Electric Power Company; damages \$1,000. Plaintiff's attorneys, Eugene A. Jones and George C. Shinn.
No. 4869. F. M. Harrington vs. J. William McKelzie, appellant; appeal. Defendant's attorney, R. L. Gies.
No. 4890. Atkinson and Ballard Company, appellant, vs. Joseph Blair Johnson; appeal. Plaintiff's attorney, C. W. Darr.
Equity Suits.
No. 2621. Matthew Shanklin et al. vs. Isaac Shanklin et al.; appoint trustee to sell real estate. Complainant's solicitors, Irving Williams and Fountain Peyton.
No. 2622. Annie G. Pendall et al. vs. Walter A. Galt et al.; to confirm contract of sale. Complainant's solicitors, George Francis Williams.
REAL ESTATE TRANSFERS.
Randle Highlands-United States Realty Company to Lewis R. Lawrence, lot 45, square 627, \$10.
Garfield-William A. Galt to Joseph H. Gault, lot 187, \$10.
Nineteenth and C streets northwest-George C. Campbell to Louis F. Timmer, half interest in lots 2, 10, 12, 14, and part lot 11, square 125, \$10.
Langdon Park-Lester Avery et al. to Ira J. Baker, lot 11 and part lot 10, block 25, \$10.
No. 2623. Seventh street southwest-John B. Bailey et al., trustees, to John Burke, lot 52, square 462, \$2,400.
B street southeast, between Thirteenth and Fourteenth streets-Thomas J. Lane et al. to Carrie U. Miller, lot 18, square 123, \$10.
No. 83 Second street southeast-Karl T. Brett to Barney A. Epstein, lot 23, square 706, \$10.
S street northwest, between Thirtieth and Thirty-fifth streets-James Brown to Charles H. Benson, parts lots 27, 28, 138, 139, square 120, \$10.
Randle Highlands-Oscar C. Brothers, Jr., to Sallie Ughan et al.; argument continued by J. L. Griffin for appellants, and by W. F. Rogers for appellees.
S street northwest, between Thirtieth and Thirty-fifth streets-H. H. Bergmann, trustee, to Charles H. Hamman, part lots 27, 28, 138, 139, square 120, \$10.
Thirtieth street northwest, between N and O streets-Joseph C. Murray et al. to Bridget and Andrew Dorsey, part lot 52, square 123, \$10.
DEEDS OF TRUST.
Square 1069-Chris Cox Dawson to William H. Baden and Charles G. Allen, to secure George L. Edmunds, \$1,500, 1 year, 6 per cent, semi-annually, lot 21 to 31.
Square 315-Marie Stewart Bowen to Joseph J. Darlington and Blair Lee, to secure Washington City Orphan Asylum, \$1,500, 2 years, 5 per cent, semi-annually, part lot 5.
Mount Pleasant and Pleasant Plains-Julia D. Simmons et vir, George, to Frank T. Rawlings and Richard G. Rawlings, to secure D. H. R. Drury, \$500, 1 year, 6 per cent, semi-annually, lots 10, 11, and 12.
Square 49-Ernest C. Hagen et al. to Richard A. Ford and Walter G. Davis, to secure Columbia Permanent Building Association, \$1,500, original lot 25.
Randle Highlands-Sallie E. Greenlaw et vir, G. T. to Washington Loan and Trust Company, to secure C. E. Henderson, \$88, annual payments, 6 per cent, lot 24, block 5.
Pinehurst-Pinehurst Park to George W. Balloch and Luther L. Apple, to secure Brookland Building Association, \$1,250, lot 31, block 4.
Twining City-Andrew Kaldokich et al. to Henry H. Bergmann and George M. Ramerich, to secure German-American Building Association, No. 8, \$1,000, lots 3 and 5, block 8.
Square 25-Harold L. Johnson to Harry L. Best and Follender A. Brown, Jr., to secure Nellie O'Keefe, \$1,000, 2 years, 5 per cent, semi-annually, part lot 27.
Borerville-M. Bell et al. to Jacob H. Lachner and Clarence Carson, to secure Ocean W. Good, \$200, 1 year, 6 per cent, lots 1 to 5, 8 to 25, square 324; lots 1 to 25, 25 to 28, square 324.
Square 1228-Bridget Dorsey et vir, Andrew, to Jesse H. Wilson and Lewis S. Frey, to secure Citizens' Equitable Building Association, \$2,800, part lot 52.
MARRIAGE LICENSES.
William H. Smith, 23, Baltimore, and Katherine P. Martin, 13, Rev. R. C. Stetson.
John F. Stone, 24, and Blanche E. Wood, 19, Rev. E. Rex Brown.
Will F. Hayland, 21, Rochelle, Va., and Lelia B. Fleming, 21, Uva, Va., Rev. J. R. McLaughlin.
Richard T. Moore, 25, and Ella M. Burroughs, 25, Rev. E. H. Larner.
Robert Meier, 37, and Elizabeth Meier, 36, Baltimore, Md., Rev. W. T. Thompson.
Alfred Ross, 41, and Ella Warner, 28, Rev. Sheldon Miller.
Richard Scott, 24, and Louise Richardson, 23, both of Arlington, Va., Rev. P. J. Mitchell.
Charles P. Willis, 22, and Florence N. White, 22, Rev. E. B. Gordon.
DEATH RECORD.
Elizabeth Strobel, 232 1st st. n.w., 80 years.
Sarah J. Kearney, 622 E st. n.w., 53 years.
Matilda Bradley, 461 N st. n.w., 72 years.
James H. Birch, 53 10th st. n.w., 71 years.
Samuel A. Wilson, 223 8th st. n.w., 71 years.
Rebecca Worth, 609 H st. n.w., 66 years.
Mary E. Stewart, 1011 Walter st. n.w., 69 years.
James Armwood, 1017 18th st. n.w., 35 years.
James Reddick, Wash. Asylum Hospital, 32 years.
Emma Williams, 133 Cedar st. n.w., 25 years.
Ethel Jones, Freedmen's Hospital, 23 years.
Florence Cobb, Freedmen's Hospital, 23 years.
Ernest Towler, 280 Morton st. n.w., 36 years.
Genevieve Mahoney, 86 1st st. n.w., 4 years.
The Country Goes Along.
An' I reckon we are with her-sink or swim! So let her roll.
An' keep the sunlight streamin' through the windows of yer soul!
Fer she goes along, I tell you-an' she's reachin' for the goal.
The country goes the gritty way to glory!
-Atlanta Constitution.
EXCURSIONS.
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Every day in the year from foot of 7th st. to Fort Monroe, Norfolk, Newport News, and all points south by the superlative steel pilous steamer "Newport News," "Norfolk," and "Washington."
Lv. Washington 7:30 a.m. Portsmouth 5:30 p.m.
Lv. Alexandria 7:30 a.m. Norfolk 5:30 p.m.
Lv. Fort Monroe 7:30 a.m. Ft. Mifflin 5:30 p.m.
Lv. Norfolk 7:30 a.m. Alexandria 5:30 p.m.
Lv. Portsmouth 7:30 a.m. Washington 5:30 p.m.
St. Louis and Chicago connections made at Norfolk.
Steamers for London.
For further information apply at general ticket office, 705 15th st., Colorado Bldg., telephone Main 3000, or 7th st. wharf.
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Lv. Washington 7:30 a.m. Portsmouth 5:30 p.m.
Lv. Alexandria 7:30 a.m. Norfolk 5:30 p.m.
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